GOODMAN & LILLEY



FLAT 4 LEADING EDGE, 80 HOTWELL ROAD

HOTWELLS
BS8 4UJ

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A superb opportunity for a first-time buyer, investor or anyone seeking a stylish city apartment with parking, outdoor space and water views. An early viewing is strongly recommended.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

OPEN PLAN LIVING ROOM

At the heart of the apartment is a bright and spacious open-plan living area, providing an excellent setting for both everyday living and entertaining. The modern kitchen is seamlessly incorporated into the space and features a range of stylish fitted units together with integrated appliances.

BEDROOM & SHOWER ROOM

The generous double bedroom provides plenty of room for furnishings and as built in storage, while the contemporary shower room is finished in a clean, neutral style and benefits from a adjoining utility cupboard.

BALCONY & PARKING

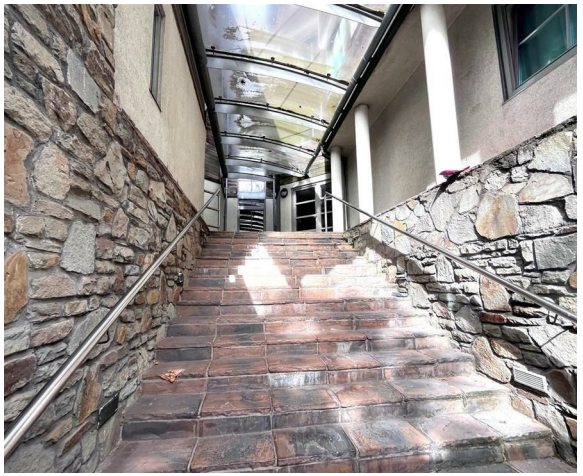
A particular feature of the apartment is the generously proportioned terrace, which enjoys attractive views towards the water and provides a lovely additional space to relax or entertain. The development also offers secure bike storage.

The allocated parking space is a valuable addition, particularly given the apartment's central position, while the absence of an onward chain offers added convenience for prospective purchasers.

LOCATION

Leading Edge provides easy access to Bristol's vibrant harbourside, Clifton Village and the city centre, with an excellent selection of independent shops, restaurants, bars and everyday amenities all within easy reach.









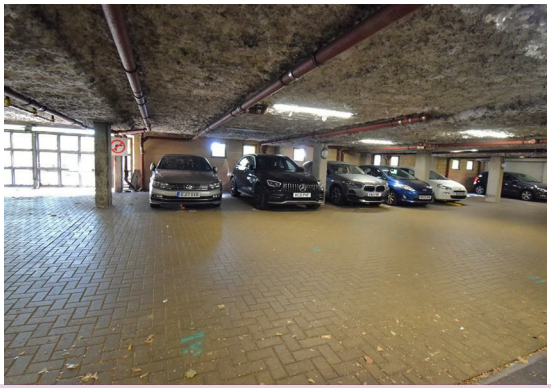


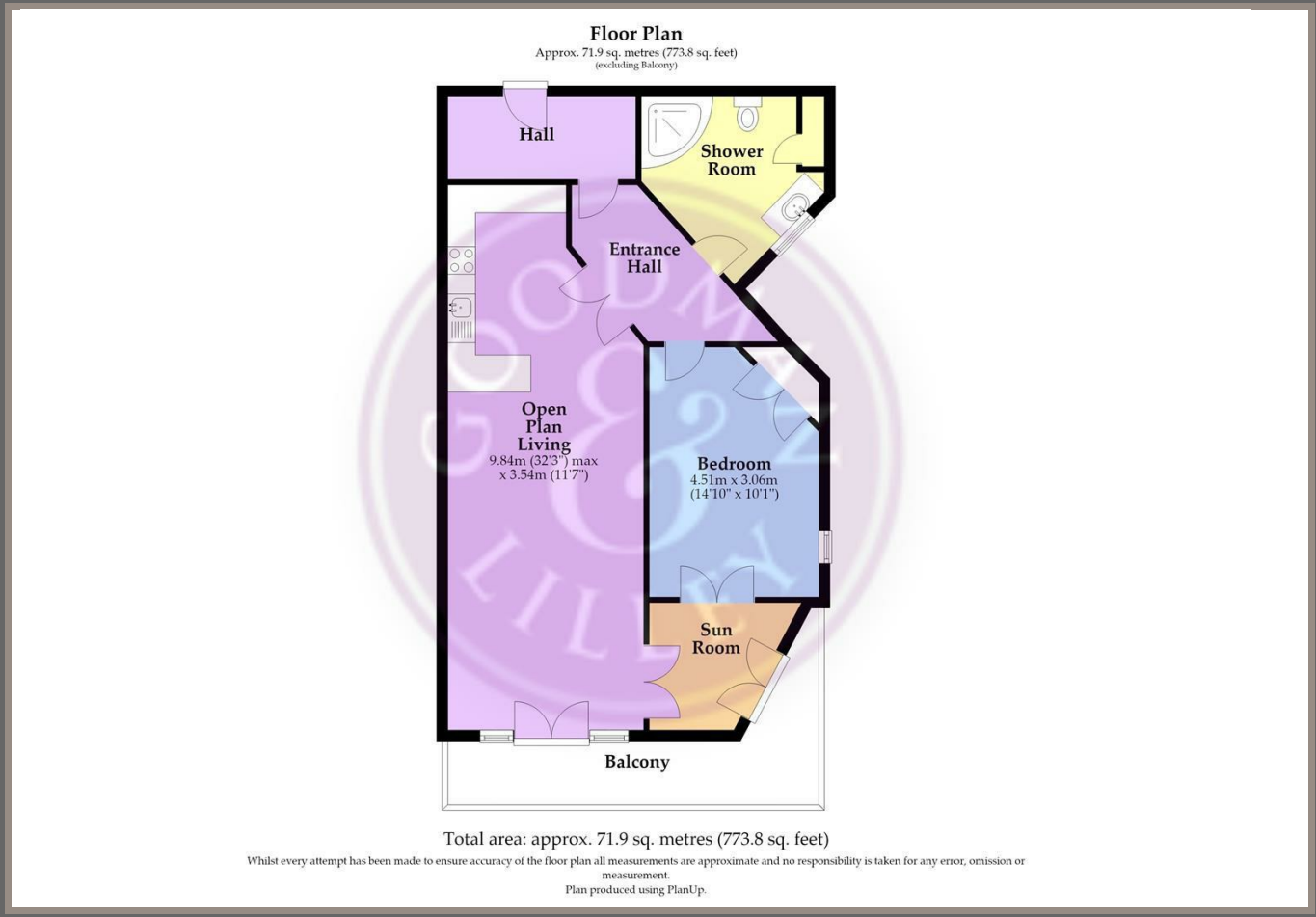












1 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL 774.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Stylish One-Bedroom Apartment
- Terrace with Water-View
- Contemporary Open-Plan Living
- Sought-After Leading Edge Development
- Allocated Parking Space
- Bristol Harbourside Location

GOODMAN & LILLEY

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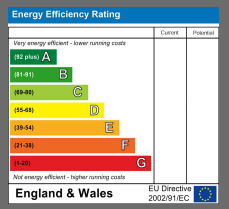

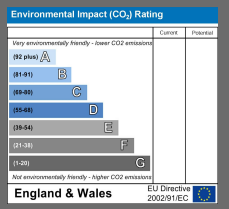

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm